

# CITY OF ONTARIO PLANNING COMMISSION MEETING AGENDA

November 22, 2011

Ontario City Hall  
303 East "B" Street, Ontario, California 91764

6:30 P.M.

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**WELCOME to a meeting of the Ontario Planning Commission.**

All documents for public review are on file in the Planning Department located at 303 E. B Street, Ontario, CA 91764.

- *Anyone wishing to speak during public comment or on a particular item should fill out a green slip and submit it to the Secretary.*
- *Comments will be limited to 5 minutes. Speakers will be alerted when their time is up. Speakers are then to return to their seats and no further comments will be permitted.*
- *In accordance with State Law, remarks during public comment are to be limited to subjects within the Commission's jurisdiction. Remarks on other agenda items will be limited to those items.*
- *Remarks from those seated or standing in the back of the chambers will not be permitted. All those wishing to speak including Commissioners and Staff need to be recognized by the Chair before speaking.*
- *The City of Ontario will gladly accommodate disabled persons wishing to communicate at a public meeting. Should you need any type of special equipment or assistance in order to communicate at a public meeting, please inform the Planning Department at (909) 395-2036, a minimum of 72 hours prior to the scheduled meeting.*
- *Please turn off all communication devices (phones and beepers) or put them on non-audible mode (vibrate) so as not to cause a disruption in the Commission proceedings.*

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## ROLL CALL

Delman \_\_ Downs \_\_ Gage \_\_ Gregorek \_\_ Hartley \_\_ Reyes \_\_ Willoughby \_\_

## PLEDGE OF ALLEGIANCE TO THE FLAG

**ANNOUNCEMENTS**

- 1) Agenda Items
- 2) Commissioner Items

**PUBLIC COMMENTS**

*Citizens wishing to address the Planning Commission on any matter that is not on the agenda may do so at this time. Please state your name and address clearly for the record and limit your remarks to five minutes.*

*Please note that while the Planning Commission values your comments, the Commission cannot respond nor take action until such time as the matter may appear on the forthcoming agenda.*

**CONSENT CALENDAR ITEMS**

*All matters listed under CONSENT CALENDAR will be enacted by one summary motion in the order listed below. There will be no separate discussion on these items prior to the time the Commission votes on them, unless a member of the Commission or public requests a specific item be removed from the Consent Calendar for a separate vote. In that case, the balance of the items on the Consent Calendar will be voted on in summary motion and then those items removed for separate vote will be heard.*

**A-01. MINUTES APPROVAL**

Special Planning Commission Minutes of October 26, 2011, approved as written.

**PUBLIC HEARING ITEMS**

*For each of the items listed under PUBLIC HEARING ITEMS, the public will be provided an opportunity to speak. After a staff report is provided, the chairperson will open the public hearing. At that time the applicant will be allowed five (5) minutes to make a presentation on the case. Members of the public will then be allowed five (5) minutes each to speak. The Planning Commission may ask the speakers questions relative to the case and the testimony provided. The question period will not count against your time limit. After all persons have spoken, the applicant will be allowed three minutes to summarize or rebut any public testimony. The chairperson will then close the public hearing portion of the hearing and deliberate the matter.*

**B. DETERMINATION OF USE (FILE NO. PDET11-001)** – A request to determine that a Goodwill retail store and collection center is similar to and no more objectionable than other permitted or conditionally permitted uses in the Commercial/Office designation of the California Commerce Center North (Ontario Mills) Specific Plan. Staff has determined that the proposed project is categorically exempt from environmental review in accordance with Section 15060(b)(3) of the California Environmental Quality Act; **submitted by Daybreak Properties, LLC. Continued from Special Planning Commission meeting of October 26, 2011.**

1. **File No. PDET11-001** (Determination of Use)

Motion to Approve/Deny

- C. **ENVIRONMENTAL ASSESSMENT, AMENDMENT TO THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN, ZONE CHANGE AND SPECIFIC PLAN FOR FILE NOS. PGPA09-001, PZC09-002, AND PSP09-001**: An Amendment to the Policy Plan (General Plan) component of The Ontario Plan (File No. PGPA09-001) to revise the Hamner/SR-60 Mixed Use Area to include Medium Density Residential (11.0-25.0 dwelling units per acre), a Zone Change (File No. PZC09-002) to rezone approximately 44 acres of land from a mixture of commercial and residential land use designations to Specific Plan, and the adoption of Tuscana Village Specific Plan (File No. PSP09-001), to master plan approximately 44 acres of land by establishing land use designations and design guidelines for the properties located at the northwest corner of Riverside Drive and Milliken Avenue. Staff is recommending the adoption of a Mitigated Negative Declaration (MND) of environmental effects for the project. Submitted by Pelican Homes. (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

1. **File Nos. PGPA09-001, PZC09-002, AND PSP09-001** (General Plan Amendment)

Motion to continue to December 19, 2011

- D. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, AND TENTATIVE TRACT MAP FOR FILE NOS. PDEV09-016 AND PMTT11-007 (PM 18460)**: A Development Plan (File No. PDEV09-016) to construct 176 dwelling units and a Tentative Tract Map (File No. PMTT11-007 – PM 18460) for residential condominium purposes, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). Submitted by Pelican Homes. (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

1. **File Nos. PDEV09-016 AND PMTT11-007** (Development Plan and Tentative Tract Map)

Motion to continue to December 19, 2011

- E. **ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, AND TENTATIVE PARCEL MAP FOR FILE NOS. PDEV09-017, PCUP09-026, AND PMTT09-003 (PM 18459)**: A Development Plan (File No. PDEV09-017) for the phased construction of a commercial center, including three buildings totaling 26,000 square feet of floor area, a Conditional Use Permit (File No. PCUP09-026) to operate a retail farm store and establish alcoholic beverage sales and live entertainment, and a Tentative Parcel Map (File No. PMTT09-003 – PM 18459) to subdivide 20 acres into 10 parcels, located at the northwest corner of Riverside Drive and Milliken Avenue, within the Commercial land use designation of the Tuscana Village Specific Plan. The environmental impacts of this project were reviewed in conjunction with a Mitigated Negative Declaration prepared for the Tuscana Village Specific Plan (File No. PSP09-001). Submitted by Pelican Homes. (APNs: 1083-361-07, 1083-361-03, 1083-361-04, 1083-361-01, & 1083-361-02).

1. **File Nos. PDEV09-017, PCUP09-026, AND PMTT09-003** (Development Plan, Conditional use Permit, and Tentative Tract Map)

Motion to continue to December 19, 2011

- F. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND PANAYIOTIS KATELARIS AND ADRIANA KATELARIS FILE NO. PDA11-001**: A Development Agreement to construct up to 200 residential units, 120,000 square feet of commercial space, various interim improvements and uses, and the required infrastructure on 20 acres of land within the Tuscana Specific Plan, generally located on the northwest corner of Riverside Drive and Milliken Avenue; **submitted by Panayiotis Katelaris and Andriana Katelaris.** (APN: 1083-361-01). (City Council action is required).

1. **File No. PDA11-001** (Development Agreement)

Motion to continue to December 19, 2011

- G. **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN REVIEW FOR FILE NO. PDEV11-018**: A revision to a previously approved Development Plan (File No. PDEV07-037) to facilitate the construction of 291 residential dwelling units on approximately 21.4 acres of land located on the north side of Inland Empire Boulevard, between Archibald and Turner Avenues, within the Ontario Festival Specific Plan area. The environmental impacts of this project were previously reviewed in conjunction with an addendum to Environmental Impact Report No. 80-3, which was prepared for the Ontario Festival Specific Plan and adopted by the City Council on December 16, 2003. This application introduces no new significant environmental impacts. **Submitted by Brookfield Residential** (APNs: 211-631-05 through 11).

1. **File No. PDEV11-018** (Development Plan)

Motion to Approve/Deny

#### **MATTERS FROM THE PLANNING COMMISSION**

- 1) Old Business
  - Reports From Subcommittees
    - ABC Licensing Guidelines Committee:
    - 
    - Airport Land Use Compatibility:
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    - Development Code Review:
    - 
    - Historic Preservation:
    - 
    - Rules and Procedures Review:
    -

- Zoning General Plan Consistency:

- 2) New Business
- 3) Nominations for Special Recognition

**DIRECTOR'S REPORT**

- 1) Monthly Activity Report

*If you wish to appeal any decision of the Planning Commission, you must do so within ten (10) days of the Planning Commission action. Please contact the Planning Department for information regarding the appeal process.*

*If you challenge any action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*



I, Jeanina Govea, Administrative Assistant, of the City of Ontario, or my designee, hereby certify that a true, accurate copy of the foregoing agenda was posted on November 17, 2011, at least 72 hours prior to the meeting per Government Code Section 54964.2 at 303 East "B" Street, Ontario.